089.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	837,600 / 837,600
					USE VALUE:	837,600 / 837,600
					ASSESSED:	837,600 / 837,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-19	PINE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALSH MICHAEL JR--ETAL TRS
Owner 2:	WALSH KATHERINE M
Owner 3:	
Street 1:	17 PINE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2250 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5423.000	429,700		407,900	837,600
Total Card	0.124	429,700		407,900	837,600
Total Parcel	0.124	429,700		407,900	837,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.27 /Parcel: 372.27

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56842

GIS Ref

GIS Ref

Insp Date 04/01/09

!7262!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	429,700	0	5,423.	407,900	837,600		Year end	12/23/2021
2021	104	FV	410,200	0	5,423.	407,900	818,100		Year End Roll	12/10/2020
2020	104	FV	410,400	0	5,423.	407,900	818,300	818,300	Year End Roll	12/18/2019
2019	104	FV	318,900	0	5,423.	413,700	732,600	732,600	Year End Roll	1/3/2019
2018	104	FV	318,900	0	5,423.	308,800	627,700	627,700	Year End Roll	12/20/2017
2017	104	FV	299,000	0	5,423.	279,700	578,700	578,700	Year End Roll	1/3/2017
2016	104	FV	299,000	0	5,423.	268,000	567,000	567,000	Year End	1/4/2016
2015	104	FV	266,500	0	5,423.	227,200	493,700	493,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:16:53

LAST REV

Date	Time
04/11/12	08:55:56
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7262

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20351-504		1/1/1990		1	No	No		F

USER DEFINED

Prior Id # 1:	56842
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2011	748	Re-Roof	12,400					& NEW PLYWOOD SHEA
8/27/2003	718	Porch	6,000	C		G6	GR FY06	2 story porch in r
4/28/2003	298	Porch	14,000	C				REPL 2ST FRT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2009	Measured	197	PATRIOT
8/3/2005	Permit Visit	BR	B Rossignol
4/13/2000	Inspected	276	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5423		Sq. Ft.	Site		0	70.	1.07	5									407,883						407,900	

Total AC/HA:	0.12449	Total SF/SM:	5423	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	407,883	Spl Credit		Total:	407,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11666667
Const Adj.:	0.97903168
Adj $ / SQ:	196.785
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622798
Depreciation:	193067
Depreciated Total:	429730

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

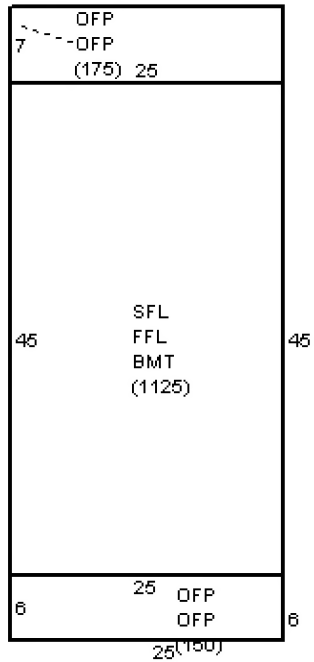
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



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COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	196.79
Special Features:	0	Val/Su Net:	106.76
Final Total:	429700	Val/Su SzAd	190.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,125	59.040	66,415
FFL	First Floor	1,125	196.790	221,384
SFL	Second Floor	1,125	196.790	221,384
OFP	Open Porch	650	18.640	12,116

Net Sketched Area:	4,025	Total:	521,299
Size Ad	2250	Gross Area	4025	FinArea	2250
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

089.0-0005-0002.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	